

Design Report

December 2024

Prepared to accompany the Development Application for the proposed Housing Development at:

890 Woodville road, Villawood



Prepared by:

tony owen ptncs

ARCHITECTS PLANNERS INTERIORS
Tony Owen Architects Pty Ltd
L2 / 12-16 Queen Street
Chippendale NSW 2008
T 612 96982 900
F 612 9699 3018
E info@tonyowen.com.au

Verification of Qualifications

Tony Owen is a registered Architect in New South Wales, registration number 7080.

Statement of Design

Tony Owen Partners has been engaged by ABA Pty Ltd to prepare a Development Application for the above site.

Tony Owen has been responsible for the design of the project since its inception has worked with related professionals and experts in respect of its design. The project has been designed to provide a development that adheres to local planning and design controls and responds to the nine design quality principles of the State Environmental Planning Policy (Housing) 2021.

TONY OWEN Pty Ltd Architects verify that as required by Clause 29(2) of the Environmental Planning and Assessment Regulation 2021, the design quality principles set out in Schedule 1, design quality principles of the State Environmental Planning Policy (Housing) 2021. and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described in the following document.

Tony Owen
Registered Architect NSW 7080

Design Quality Principles

Principle 1: Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Site and Context:

Physical Characteristics

The site has an area of approximately 4412m². This consists of a large rectangular block on the corner of Woodville Road and Hawatt Street between Hilwa St and Woodville Road. It contains the current Gospel Pianos Store. It does not include a portion of this rectangular site containing the Apex Petrol Station, as it is not possible to acquire this site. It also contains 2 adjoining sites to the south of this block known as 898 Woodville Road and 15 Hilwa Street. The site is almost 100m long and 60m wide at its longest points. The site has an approx. 40m frontage to Woodville Road and 30m to Hawatt Street. The site contains a 1 storey commercial building over part of the site, with the majority being open stand parking. The adjoining petrol station is also 1 storey.

2.4.2 Context and Neighbourhood Character

Current Character

The area is generally characterized by 1-2 dwellings to the south, east and west, with 3 storey walk ups to the east and some commercial premises such as those located on the site. The site is located within the Villawood Town Centre DCP 2020. The areas north of the site are within the Villawood Town Centre DCP 2020 with a large portion of the sites already developed based on these controls. As such the current and future character of the area is determined by the DCP. The area to the north contains a range of mixed use developments consisting of 6-12 storey mixed use apartment buildings with ground floor retail and commercial spaces, areas of parking and retail and commercial including an ALDI store and a number of restaurant and fast food outlets. The site is within 50m of Villawood Station and right adjacent to the public carpark.

The site is served by the nearby ALDI supermarket and retail commercial premises within the Town Centre commercial core.

Future Character

The LEP and Town Centre DCP contains controls which has established the future character of the area. This will consist of a range of new and recent residential flat buildings from 6-12 storeys.

Principle 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks,

including their views and vistas, and provides internal amenity and outlook.

The DCP was amended in 2024 for this site. This allowed for the DCP controls to extend further south to include the totality of this site. The DCP contains proposed envelope massing to achieve the objectives of the master plan. This includes building heights, building depths and setbacks set out in the master plan. The envelope controls are as follows:

- There is a zero setback to Woodville Road.
- ADG controls apply to the existing urban fabric to the south.
- ADG controls apply to any future development on the Apex Petrol Station to the east.
- A park is proposed on the sites to the west. Accordingly a 6m setback applies. A 3.2m ground floor setback applies to allow for public activation to the future park.
- A 3m setback applies to any ground floor retail podium to the south.
- A 9m setback is required to the north to allow for a public plaza zone as part of the Master Plan.
- The site is compliant with all of the relevant ADG controls particularly side setbacks and building separation.
- The DCP establishes an 8 storey height control, which is defined as 27m in the LEP.
- As established in the Master Plan, generally buildings in the precinct have been developed with a 3 storey podium expression. Many of these are masonry in character.
- It is noted that the height of the southern building

The proposal is consistent with the controls and the objectives prescribed in the LEP and DCP. The massing and scale is as follows:

- Due to the site proportions, the development consists of 2 wings; building A to the north is oriented North/South. And building 2 to the south is oriented East/West.
- The ground floor consists of a retail podium containing commercial, retail and restaurants to activate streetscape.
- Communal Open Space is located above the podium on Level 1 to achieve 30% as per the DCP. An additional COS is located on the roof of building B to ensure compliance with DCP solar access controls.
- Buildings generally achieve ADG building depths.
- It is noted that the proposal includes 15% affordable housing so a 30% height bonus applies. This results in a maximum height of 35.1m or 10 storeys.
- Building B has additional setbacks and erosion of massing to upper levels to provide a transition to existing fabric to the south.
- Detailed shadow studies of existing and future envelopes has determined the building 2 height and envelope.
- The proposal incorporates a high level of materiality and demonstrates a fine grain active frontage combined with public domain improvements that will serve to activate and enliven the street frontages of the site.
- The architectural package includes a solar access analysis which demonstrates that the proposed scale of the development will not unreasonably overshadow development on adjacent and nearby sites.
- The scale of the development will not be perceived as jarring or antipathetic in the future desired streetscape and urban design context.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The density of dwellings floor space proposed is considered appropriate for the site and its location in that:

- The availability and capacity of the local infrastructure, transport and recreational opportunities supports the proposed number of apartments and retail floor space. The site is extremely well located with access to commercial, social and sporting infrastructure. The site is within 400m of Villawood Station. It is part of the Villawood Town Centre with associated commercial, restaurants and retail including ALDI.
- The site is close to parks including Kamira Park and its extension adjoining the site.
- The density proposed does not give rise to any significant impacts on the adjoining properties in terms of overshadowing, loss of privacy or visual impact as detailed in this Statement.
- As per the DA, the proposal provides a very high proportion of units consistent with ADG requirements. The proposal achieves this mix.
- An acceptable level of amenity is provided for occupants of the development having regard to the
- The scale of the proposed development does not result in any unreasonable impacts on the surrounding properties in terms of loss of views, loss of visual or acoustic privacy or visual impact. A view analysis has been prepared indicating views from heritage items which are some distance away and which show acceptable impacts.
- The architectural package includes a solar access analysis which demonstrates that the proposed scale of the development will not unreasonably overshadow development on adjacent and nearby sites.
- The study demonstrates that all of the sites to the south achieve 2 hours sun in winter to rear yards. The exception is 898 Woodville Road. However, this site does not comply, even when 4 storey building is proposed for the site.
- A study also shows that the proposal does result in solar amenity compliance for potential future developments on sites to the south.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

- The DCP states that new buildings are required to be designed for energy efficiency and thermal performance.

- The design provides for sustainable development, utilising passive solar design principles, thermal massing and achieves cross ventilation to an acceptable number of dwellings within the development.
- This is achieved as it has a large number of corner units and through units.
- External openings are protected by balconies with wide overhangs. Other openings have shade devices. The eastern and western facades have vertical fins for shade protection or smaller punched window openings.
- A BASIX Certificate accompanies this application which confirms that the development will meet the NSW Government's requirements for sustainability.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

The proposed development includes a comprehensive design for the landscaping of the site and all public domain areas within the site.

The Landscape Package prepared by Canvas that accompanies the application demonstrates that the proposal will result in a residential development within a suitably landscaped setting having regard to the urban context of the site.

- The landscaping proposed represents an integral element in ensuring the development has an appropriate contextual fit and will positively contribute to the envisaged character of the precinct.
- The development includes a large communal open space (COS) above the podium on Level 1. this space has a large integrated central space which is generally min 8m wide which is equal to 30% of the site area.
- The proposed development provides over 30% COS on L1 or 1240m². There is an additional 270m² on the roof of building 2. This results in a total of 36.5% COS.
- 50% of the minimum 30% communal open space receives 2 hours of sunlight in winter.
- The common open spaces contain a mixture of active and passive uses including a children's play area, BBQ areas, passive and active areas, large areas of turf and shade pergolas.
- The common open space areas will receive good levels of solar access and will have a high level of amenity.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

- A high level of amenity is provided for the occupants with the development providing generous apartment sizes and practical room dimensions and shapes, storage space, indoor and outdoor space and access for all age groups and degrees of mobility.
- The number of apartments with access to ventilation has been maximised with 64% of apartments receiving cross flow ventilation or 91 out of 142 units. An ADG compliant 78.4% of apartments receive 2 hours of solar access during mid-winter or 116 out of 148 units. 11 units or 7.5% of apartments do not receive any solar access in mid- winter.

Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

- The safety and security of the public domain will be significantly enhanced by increased activity on the site and the casual surveillance of all surrounding streets from the dwellings within the development.
- The entries to the development will be appropriately lit at night to enhance safety, visibility and legibility. All entries are over-looked by units for passive surveillance.
- Effective access control has been achieved through the provision of physical barriers to attract, channel and/or restrict the movement of people with a gate to the street with swipe card access and intercom.
- The internal areas within the development such as the entrances and lobbies will be well used by residents. The common areas will be under the supervision of the occupants of the apartments on the levels above. The use and supervision of the common areas will reduce the opportunities for crime.
- Basements have roller doors with swipe cards and all lobbies have swipe card access.

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents

As per the DCP, the proposal provides 148 units with a very high proportion of diverse units to ADG requirements. The proposal achieves this mix.

It is considered that the development responds very positively to the particular housing needs of the local community. The variety of units will provide for a diversity of family sizes and types and occupants.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

- The massing and scale are determined by the design envelope arising from the LEP, DCP and ADG controls.
- The development consists of 2 separate buildings. We sought to design a project with a diversity of expression, whilst being part of a family of buildings.
- The design of the facades is influenced by a number of factors, including its orientation to the sun, whether it faces the street or overlooks adjoining houses etc.
- The design evolved through an analysis process that responds to these issues. The site is quite complex, leading to setbacks which result in 2 complex envelopes.
- In stage 1 of the process we broke these envelopes into composite elements. The massing was divided up horizontally into layers including the retail base layer, low rise podium layer, mid-section and roof elements. Each element was given a colour shade. These elements then form a composition like a sculpture. In this way, the form is a reflection of the site issues.
- In stage 2, we then applied different façade expression depending on function, location and orientation. For example, balconies are generally expressed as open balconies; rooms which face existing residential fabric have smaller windows resulting in a more solid façade. Facades facing east and west have vertical screening elements for solar control. Facades facing the street are more open. The retail base has a more solid masonry expression with large retail openings to activate the streetscape and create a colonnade expression.
- In stage 3 we applied materials. The retail base and the first 3 levels form a podium which has a masonry expression to give a more tactile materiality near the ground. Upper levels have a pre-cast expression. The topmost 3 floors have a metal cladding to reflect the roof element.
- In stage 4 all of these elements including colour, façade expression and materials are combined to create a subtly complex expression that is once a contextual fit and a sophisticated architectural statement.

SEPP No. 65 ADG COMPLIANCE TABLE

PROJECT ADDRESS: 890 Woodville road, Villawood

The following content outlines the architectural scheme's response to Part 3 & Part 4 of the Apartment Design Guide.

3A	Site Analysis Objectives	Comment	Compliance
	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	A detailed Site Analysis for the project was completed and included in the DA set of drawings. This includes consideration of the current and future character and massing of the area.	✓
3B	Orientation Objectives	Comment	
	Building types and layouts respond to the streetscape and site while optimising solar access within the development. Overshadowing of neighbouring properties is minimised during mid-winter.	The building has been designed to be consistent with the current and future built form in the locality helping to define the Villawood precinct and follow the objectives of the DCP. development precinct. The massing reflects the proportions of the future character of the area. Internally, the apartments have been laid out to take advantage of the best solar orientation and to achieve the minimum solar access required under the ADG. The facades and orientation respond to the solar orientation, orientation to the street and proportions of the site.	✓
3C	Public Domain Interface Objectives	Comment	
	Transition between private and public domain is achieved without compromising safety and security. Amenity of the public domain is retained and enhanced	The development has carefully considered its interface with the public domain. The building proposes to activate the street with retail streetscape. All Level 1 units have fencing and planters to create a balance between privacy and interface to COS.	✓
3D	Communal and Public Open Space Objectives	Comment	
	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	The development provides generous amount of communal and public open space in the form of 1 large central green space, (30% of site as per DCP) as well as roof terrace on building 2.	✓

	Communal open space is designed to maximise safety. Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	The proposed development provides over 30% COS on L1 or 1240m2. There is an additional 270m2 on the roof of building 2. This results in a total of 36.5% COS.	
3E	Deep Soil Zones Objectives	Comment	
	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	The development does not achieve deep soil as the majority of the ground floor site coverage is retail in a mixed use commercial zone.	✓
3F	Visual Privacy Objectives	Comment	
	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	The proposed building is compliant with ADG building separations and DCP separations. It sits in a location surrounded by roads with additional setbacks to the top of building 2 to address overshadowing issues.	✓
3G	Pedestrian Access and entries Objectives	Comment	
	Building entries and pedestrian access connects to and addresses the public domain. Large sites provide pedestrian links for access to streets and connection to destinations.	Building entries are marked by awnings and façade treatments. The MP has been designed to maximise site permeability. It contains a 3.2m wide pedestrian link along the eastern boundary with the park, a 9m setback to the north for public domain and a retail arcade linking Woodville Road to the park.	✓
3H	Vehicle Access Objectives & Guidelines:	Comment	
	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Vehicular access has been provided to the site in discrete locations and within the building massing. This minimizes conflict with pedestrians and streetscape. Commercial parking and loading is from Howatts St and Residential parking is from Hilwa St.	✓

3J	Bicycle and Car Parking Objectives	Comment	
	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. Parking and facilities are provided for other modes of transport. Car park design and access is safe and secure. Visual and environmental impacts of above ground enclosed car parking are minimised.	Bicycle and Car Parking has been adequately provided on the site. It is noted that, as the site includes affordable housing, the parking is consistent with the requirements.	✓
4A	Solar Amenity Objectives	Comment	
	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. Daylight access is maximised where sunlight is limited. Design incorporates shading and glare control, particularly for warmer months.	Solar amenity is compliant as 78.4% of apartments receive 2 hours of solar access during mid-winter or 116 out of 148 units. 11 units or 8.1% of apartments do not receive any solar access in mid- winter.	✓
4B	Natural Ventilation Objectives	Comment	
	All habitable rooms are naturally ventilated. The layout and design of single aspect apartments maximises natural ventilation. The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	Natural Ventilation has been adequately provided to the development to meet the Design Criteria of the ADG with 64% of apartments receiving cross flow ventilation or 91 out of 148 units.	✓
4C	Ceiling Heights Objectives	Comment	
	Ceiling height achieves sufficient natural ventilation and daylight access. Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms. Ceiling heights contribute to the flexibility of building use over the life of the building.	The development will incorporate ceiling heights that comply with the ADG Design criteria of 2.7m in all habitable rooms, and 2.4 meters in non-habitable rooms. Ground floor ceiling heights are minimum 4m for retail/café as well as potential such uses in all buildings in the future.	✓
4D	Apartment Size and Layout Objectives	Comment	
	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. Environmental performance of the apartment is maximised. Apartment layouts are designed to accommodate a variety of household activities and needs.	The proposed development incorporates apartments that achieve the minimum size requirements listed in the design criteria for part 4D-1 of the ADG. Apartment layouts have also been carefully designed to meet the design criteria of 4D-2. As per the DCP, the proposal provides a very high proportion of units well in excess of ADG requirements. The proposal achieves this mix.	✓

4E	Private Open Space and Balconies Objectives	Comment	
	Apartments provide appropriately sized private open space and balconies to enhance residential amenity. Primary private open space and balconies are appropriately located to enhance liveability for residents. Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. Private open space and balcony design maximises safety.	All apartments have been provided with adequately sized balconies and private open space areas to meet the Design criteria listed in 4E-1, 4E-2, 4E-3 and 4e-4 of the ADG. The primary balconies have been provided the following minimum sizes: 1B = 8m², 2B = 10m² and 3B = 12m². Furthermore, to maximize the privacy to balconies and at the same time to allow for passive surveillance of the street, solid, partially solid and privacy screening has been provided to the balconies and windows.	✓
4F	Common Circulation Spaces Objectives	Comment	
	Common circulation spaces achieve good amenity and properly service the number of apartments. Common circulation spaces promote safety and provide for social interaction between residents.	Common circulation spaces have been well designed to meet the objectives in part 4F-1 and 4F-2 of the ADG, including the incorporation of windows to all residential lift lobby corridors. The development has a maximum of 8 apartments per core.	✓
4G	Storage Objectives	Comment	
	Adequate, well designed storage is provided in each apartment. accessible and nominated for individual apartments.	Storage has been provided to all apartments in accordance with the Objectives part 4G-1 and 4G-2 of the ADG as follows: 1B = 6m³, 2B = 8m³ & 3B = 12m³.	✓
4H	Acoustic Privacy Objectives	Comment	
	Noise transfer is minimised through the siting of buildings and building layout. Noise impacts are mitigated within apartments through layout and acoustic treatments.	The design of the building will incorporate measures to ensure the development meets general acoustic privacy requirements stipulated in part 4H of the ADG. Generous separation has been provided between the buildings, furthermore, it is assumed that council will stipulate conditions of consent to ensure that a minimum acoustic criteria will be met.	✓

4J	Noise and Pollution Objectives	Comment	
	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings. Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	The design of the building will incorporate measures to ensure the development meets general noise and pollution guidelines stipulated in part 4J of the ADG.	✓
4K	Apartment Mix Objectives	Comment	
	A range of apartment types and sizes is provided to cater for different household types now and into the future. The apartment mix is distributed to suitable locations within the building.	As per the DCP, the proposal provides a diverse unit sizes; well in excess of ADG requirements. The proposal achieves this mix.	✓
4L	Ground Floor Apartments Objectives	Comment	
	Street frontage activity is maximised where ground floor apartments are located. Design of ground floor apartments delivers amenity and safety for residents.	All GF units have direct street access and generous POS with a good interface to the COS.	✓
4M	Facades Objectives	Comment	

	Building facades provide visual interest along the street while respecting the character of the local area. Building functions are expressed by the facade.	The buildings have been designed to be consistent with the DCP. • The massing and scale are determined by the design envelope arising from the LEP, DCP and ADG controls. • The development consists of 2 separate buildings. We sought to design a project with a diversity of expression, whilst being part of a family of buildings. • The design of the facades is influenced by a number of factors, including its orientation to the sun, whether it faces the street or overlooks adjoining houses etc. • The design evolved through an analysis process that responds to these issues. The site is quite complex, leading to setbacks which result in 2 complex envelopes. • All of these elements including colour, façade expression and materials are combined to create a subtly complex expression that is once a contextual fit and a sophisticated architectural statement. – see aesthetics above.	✓
4N	Roof Design Objectives	Comment	
	Roof treatments are integrated into the building design and positively respond to the street.	-Each building has a rich and varied roof expression. Bldg 2 has a terrace with pergolas, planting and amenities. Building heights are stepped to create a progression of massing from the denser developments south of the site towards the existing residential fabric. -The upper levels are clad in metal cladding to reflect a roof expression.	✓
4O	Landscape Design Objectives	Comment	

	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity.	-The development includes 2 large communal open space areas; a large area on the podium and additional area atop bldg. 2. The proposed development provides over 30% COS on L1 or 1240m2. There is an additional 270m2 on the roof of building 2. This results in a total of 36.5% COS. -50% of the minimum 30% communal open space receives 2 hours of sunlight in winter.	✓
4P	Planting on Structures Objectives	Comment	
	Appropriate soil profiles are provided. Plant growth is optimised with appropriate selection and maintenance. Planting on structures contributes to the quality and amenity of communal and public open spaces.	The overall landscape design is attractive and generally meets the requirements of part 4P of the ADG. See landscape design.	✓
4Q	Universal design Objectives	Comment	
	Universal design features are included in apartment design to promote flexible housing for all community members. A variety of apartments with adaptable designs are provided. Apartment layouts are flexible and accommodate a range of lifestyle needs.	The development has been designed with some attention to universal design principles. The development is fully accessible and also provides requisite adaptable units.	✓
4R	Adaptive re-use Objectives	Comment	
	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place. Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A	✓
4S	Mixed Use Objectives	Comment	
	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents. DCP States: Future development must activate public streets through the provision of active uses such as cafes, restaurants and commercial uses which attract pedestrians. This will provide visual interest from the street and will create a visual connection between public realm and future development.	The proposal achieves the objectives of the LEP, DCP -Provides active retail frontage to Howatt St and Woodville Rd. It provides a 3.2m through site link on the eastern side facing the park and a retail arcade connecting Woodville Rd to the park.	✓

4T	Awnings and Signage Objectives	Comment	
	Awnings are well located and complement and integrate with the building design. Signage responds to the context and desired streetscape character.	An awning provides shelter along the prominent commercial streetscapes.	✓
4U	Energy Efficiency Objectives	Comment	
	Development incorporates passive environmental design. Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Adequate natural ventilation minimises the need for mechanical ventilation.	The building has been designed to meet the objectives of Part 4U of the ADG. The building incorporates passive solar screening in the form of vertical louvres and deep overhangs to protect the large glazed areas from harsh summer sun. Natural light has been provided in abundance due to the large areas of glazing. Natural ventilation is also provided to all the apartments and cross ventilation to 62% of the apartments. The apartments have all been designed to meet Basix requirements	✓
4V	Water management and Conservation Objectives	Comment	
	Potable water use is minimised. Urban stormwater is treated on site before being discharged to receiving waters. Flood management systems are integrated into site design.	The development has been designed to generally meet the objectives of Part 4V of the ADG.	✓
4W	Waste management Objectives	Comment	
	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. Domestic waste is minimised by providing safe and convenient source separation and recycling.	The development has been designed to generally meet the objectives of Part 4W of the ADG.	✓
4X	Building maintenance Objectives	Comment	
	Building design detail provides protection from weathering. Systems and access enable ease of maintenance. Material selection reduces ongoing maintenance costs.	The development has been designed to generally meet the objectives of Part 4W of the ADG.	✓